

tap onto water lines and septic tanks designed to serve single family dwellings. Properly designed mobile home parks which provide all the necessities and conveniences for modern living should be encouraged. Such mobile home parks would be an asset to the community instead of an eyesore. The zoning ordinance can require adequate space for each unit including parking, water and sewer services, recreation space, and garbage collection. Other desirable features such as landscaping, permanent electrical installations, paved drives, and visitors parking areas should be encouraged.

Rehabilitation of residential areas containing concentrations of deteriorated and dilapidated dwellings should be placed high on the list of development priorities for Biscoe. Public housing is needed immediately to accommodate low-income families that are now forced to live in dwellings that are beyond the point of feasible repair. Even when these dwellings are demolished, areas will not be attractive and healthy places to live until some of the other blighting conditions such as poor streets, lack of utilities, and inadequate lots are corrected. Cooperation of property owners, along with actions of the Town Board of Commissioners, is necessary. Most of the occupants of these dwellings are renters, and since they do not pay the tax assessments on the property, they are unable to petition the Town Board for the necessary improvements.

COMMERCIAL DEVELOPMENT

The economic strength of a town is generally reflected in the vitality of its central commercial area. Biscoe is in trouble at this point, as already indicated in Part I of this report. Traffic congestion, lack of off-street parking, vacant and unsightly buildings and lots, are factors that tend to discourage shopping in Biscoe. Efforts to strengthen the area have been thwarted by the reluctance of some property owners to make their property available for business prospects. These businesses have been forced to locate in the fringe area or in other communities, thus further weakening the central commercial area.